

*Lockport Township Park District
Park Board Minutes
August 25, 2025*

Regular meeting of the Board of Commissioners of the Lockport Township Park District was held on Monday, August 25, 2025 at 7:00 p.m. at Dellwood Park Community Center, 1811 Lawrence Avenue, Lockport, IL 60441 followed by the Pledge of Allegiance.

Upon calling roll, the following Commissioners were present:

Jeff Rigoni
Don Bauer
Paul Nobis
Patrick Maier
Max Woods

Also, present were:

Bill Riordan, Executive Director
Nathan Krusinski, Director of Business
Ken Tondini, Director of Park Services
Pete Hall, Director of Facilities, Projects & Planning
Ben Ragle, Director of Recreation
Gina Madden, Attorney
Lisa Bruni, Board Recording Secretary
Jennifer Williams, Challenge Fitness Manager
Steve Lunde, Director of Golf Course Operations
Jeff Schenk, Chief of Police

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve consent agenda for the following:

- Minutes of July 25, 2025
- Minutes of Board Workshop of July 23, 2025
- Bills & Payrolls

Roll call results were as follows:

Ayes: Jeff Rigoni, Donald Bauer, Patrick Maier, Paul Nobis, Max Woods

Nays: None

The Motion Was Duly Carried

Disbursement checks issued and recorded in the accounts payable journal for July 2025 for the following funds:

General Fund	245,728.27
Museum Fund	876.53
Police Fund	4,858.11
Liability Fund	9,013.00
Recreation Fund	237,675.14
Chaney Pool Fund	16,250.85
Heritage Falls Water Park Fund	46,509.77
Challenge Fitness	90,877.32
Prairie Bluff Public Golf Club	131,033.82
Grant	<u>2,130.00</u>
Total	\$784,952.81

Employee payrolls for the month of July 2025 for the following funds:

General Fund	122,403.75
Museum Fund	1,176.00
Police Fund	25,781.83
Recreation Fund	173,343.74
Chaney Pool Fund	822.12
Heritage Falls Water Park Fund	822.12
Challenge Fitness	147,477.00
Prairie Bluff Public Golf Club	<u>152,621.43</u>
Total	\$624,447.99

Treasurer's Report

Motion made by Commissioner Paul Nobis second by Commissioner Max Woods to approve the Treasurer's Report as follows:

- Fiscal Treasurer's Report July 2025
- Cash & Investment Report July 2025
- PPRT Analysis
- Prairie Bluff July 2025

- Round Analysis
- Challenge Fitness July 2025
- License Agreement Payments

A short discuss regarding the tax payment schedule took place.

Roll call results were as follows:

Ayes: Jeff Rigoni, Donald Bauer, Patrick Maier, Paul Nobis, Max Woods

Nays: None

The Motion Was Duly Carried

Correspondence

- Thank you on behalf of the Bartlett Park Foundation for our donation for their 21st annual Turbo Turtle Race.
- Bill also stated that staff has received a handful of thanks from parents regarding this year's summer camps.

Report of Officers

A. Attorney's Report

- None

B. Secretary's Report

- None

C. President's Report

- None

Director's Report

- **Department head meetings**
I continue to meet with Ben and Jeff more frequently during the first few months.
- **Safety meeting**
We continue to hold safety meetings virtually.
- **Special events**
Attached are the special events through September 2025.
- **Summer Concerts / Car Show**
The August concert was well attended as well as the Car Show considering the weather to start the day on Sunday. It was estimated to be fewer than 400 cars at the event.
- **Military History Weekend**
Military History Weekend is September 6th and 7th. Attached is the latest schedule for the event.
- **Summer outings**
Attached is the list of the summer outings for IAPD 9/29/25 as well as the Lockport Chamber outing on 9/8/25.
- **Purchasing Policy threshold**
On August 1st the Governor signed SB 1612 into law. This increased bidding threshold for supplies and materials from \$30,000 to \$60,000. The bidding threshold for labor remains unchanged at \$30,000. Attached is the updated language for the bill.
- **Park / Facility tour**
I would like to set up a date for a facility tour. The tour with lunch will be 4-5 hours. We can do in September or October.
- **Meeting with Crest Hill**
Pete and I met representatives of Crest Hill to discuss various topics including water for Hassert Park, the park site by their Administration office, liquor license times, and the Stanley Gustafson park site.
- **Romeoville skate park ribbon cutting**
The Village of Romeoville will be having a ribbon cutting on Thursday September 4th at 2:00pm for the renovated skate park at Volunteer Park. We contributed to this renovation. Romeoville has invited staff and the Board. Pete and I will attend.
- **Park Services Staffing**
Attached is the resignation letter of a FT Park Services employee that relocated to Florida to work for his Dad. Staff is interviewing a couple candidates as we are currently down 3 full time positions in Park Services. Staff is close to hiring two of the three new employees.

- **Challenge Fitness summer pool shutdown**
Pete explained that a decision was made to replace the posts on the newly resurface courts. He added that there was an issue with water on the courts from the rain but they look great after clean up. The new posts and nets will be installed tomorrow. In the pool area, all the rust from the ceiling has been removed and painting will continue this week. Pete stated that the new baffles will be installed next week and then we can begin filling the pool and cleaning the area before reopening.
- **Heritage Falls Water Park update**
Pete stated that he met with the Village of Romeoville and there were a few concessions on the curbs and land islands for the proposed parking lot addition. He added that he is working to get the engineering finished and then apply for the permits for the project. He explained that staff will address the leak, fence replacement and storm damage after the season and there is a possibility of adding a shade shelter with fencing.
- **Chaney Pool**
Pete explained that we are working on the slide and liner permit application with IDPH. It usually takes 8-12 weeks to receive the permit but it could take longer.
- **Dellwood Park bridges**
Pete stated that there are several items requested from IDNR to be resubmitted for the permit application on the bridges. He said the engineers will take the next steps, complete a wetlands study, and then pursue the permit.
- **Crest Hill Memorial Park update**
Pete said that the playground is open and the punch list items are being addressed. He is also working with the contractor to get the ADA paths up to grade and changed the design slightly to help achieve that.
- **Silo Bend update**
Pete stated that the park is almost complete. The concrete work is done, the walking path is done, and the playground and pavilion are installed with the park to be completed soon.
- **Lago Vista Park update**
Pete explained that the concrete work is done, the playground and shelter is installed. The putting green will be the final thing to complete before opening.
- **AF Hill update**
Staff attended the dedication ceremony of the outdoor fitness equipment that was put on by the Fairmont Community Partnership Group. Bill stated that it was well attended and that Senators Ventura and Representative Avelar were present.
- **Solar update**
Pete stated that he is working with the engineers on this project to tie in and connect back to ComEd. He said that they completed a walk-through of the roof and will begin the process of applying for a permit on the project.
- **Creekside / Oak Valley Playground**
Staff met with Plainfield Park District to design this new park site. Bill stated that staff was waiting on the deed for the land which will be turned over to the district shortly. This will be a Spring 2026 project.
- **Other capital updates**
Pete explained the requirements for updating the mixing pad at Prairie Bluff. He stated that the old location did not meet current standards but the new bay and location will be up to date with those standards.
- **IAPD Best of the Best Gala**
IAPD's Best of the Best Gala is Friday October 24th. Please let me know if you plan on going so I can register you.
- **IAPD Legal Symposium**
IAPD's Legal Symposium is Thursday November 6th in Oak Brook. I will also have the Legal Symposium streaming in the conference room if anyone wants to attend.
- **Fall registration recap**
Attached is the recap from the fall resident registration.
- **Internal chatbot demo**
Staff attended a chatbot demo to help with policies and procedures. We are beta testing this for the company that added the chatbot to our website.

- **Storm Damage**

There was some damage from the storms on 8/16/25 and 8/18/25. There was wind damage to HFWP, and several trees down in the parks. There was also some water damage to Challenge Fitness on the tennis courts. On 8/18/25 most of Lockport was under water as many roads were difficult to drive on with water over the curbs. Bill stated that residents, John and Julie Connor have reached out to him and filled out a FOIA request to get help with water run off at the south end of the Challenge Fitness Parking that they believe floods their property. Bill stated that he has reached out the City of Lockport and Lockport Township to help come up with a solution to the problem. A short discussion ensued with regards to the issue.

- **NWCSRA meeting**

I will be attending the August NWCSRA Board meeting

- **SSPRPA**

The SSPRPA meetings start back up in September.

New Business:

A. Accept Low Responsible Bid and Approve Contract for Lago Vista Park Asphalt Project

As discussed at the Capital Workshop there are several asphalt projects in the 2025 budget. The Lago Vista Park is in bad shape. With the replacement of the playground this year, it was best to wait until after the construction was completed to address the walking path. This path was originally put in by the developer before being turned over to the Park District. The path not only has many cracks, but the edges have sunk in many areas over the years. Staff felt the best option for this path was to pulverize in place, compact and pave. Pulverizing the existing path will increase the base thickness for a better-finished product.

Attached is the bid notice for this project. There were 9 bidders that took out bids with 2 contractors turning in bids by the deadline. Matthew Paving Inc. was the low bidder for this project. Matthew Paving Inc. has done several projects as a direct contractor in the past and just completed the walking path as a sub-contractor at Silo Bend. There have been no problems with Matthew Paving Inc. in any of our previous projects.

Staff recommends accepting the low responsible bid and approving the contract with Matthew Paving Inc. for Lago Vista Park asphalt project in the amount of \$74,200.00.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve the low responsible bid and approving the contract with Matthew Paving Inc. for Lago Vista Park asphalt project in the amount of \$74,200.00.

Roll call results were as follows:

Ayes: Jeff Rigoni, Donald Bauer, Max Woods, Paul Nobis, Patrick Maier

Nays: None

The Motion Was Duly Carried

B. Accept Low Responsible Bid and Approve Contract for Adelmann Park Asphalt Project

As discussed at the Capital Workshop there are several asphalt projects in the 2025 budget. The Adelmann Park walking path has many large cracks (2+ inches every 15-30 feet) as well as several areas where tree roots have cracked the pavement and some ADA concerns to be fixed. The bidding documents called for cutting out these bad sections and replacing as well as relocating the path away from the trees to eliminate future path problems in the base bid. The bad areas represent about 40% of the entire walking path. The remaining 60% is in decent shape. Also included in the bid was an alternate bid to pulverize the existing path in place and pave the entire path to give the board a couple options to consider. Pulverizing in place of the existing path and paving over is the best option for the longevity of the path as it increases the base thickness. The alternate bid price of pulverizing in place and paving was very favorable. There are several areas that staff would like to relocate the path away from the trees (tree roots are causing issues to the path and will continue in the future if not moved). It is staff's recommendation to accept the base bid with the relocation of the paths in certain areas and work with the contractor on pulverizing in place. The actual pulverizing in place price would be less with the relocated the paths. Staff feels it is best to address this with a change order. Staff would remove the cutout sections of the base bid and add the pulverizing in place and paving the remaining sections as a change order. Staff expects the net change order increase to be around \$20,000. This would keep us in budget for this project and be the best long-term solution for the walking path for this park site.

Attached is the bid notice for this project. There were 12 bidders that took out bids with 2 contractors turning in bids by the deadline. Matthew Paving Inc. was the low bidder for this project. Matthew Paving Inc. has done several projects as a direct contractor in the past and just completed the walking path as a sub-contractor at Silo Bend. There have been no problems with Matthew Paving Inc. in any of our previous projects.

Staff recommends accepting the low responsible bid and approving the contract with Matthew Paving Inc. for Adelmann Park asphalt project in the amount of \$106,322.00.

Motion made by Commissioner Max Woods, second by Commissioner Don Bauer to approve the low responsible bid and approving the contract with Matthew Paving Inc. for Adelmann Park asphalt project in the amount of \$106,322.00.

Roll call results were as follows:

Ayes: Jeff Rigoni, Donald Bauer, Max Woods, Paul Nobis, Patrick Maier

Nays: None

The Motion Was Duly Carried

C. Approve Annual Application for Alcohol Use in the License Area

It is the requirement of Legacy Paintball LLC to annually apply for a permit from the Board of Commissioners for the sale, service, or consumption of alcohol in the license area. Typically, this application is approved earlier in the year, but with the new Police Chief at the City of Lockport, we wanted to make sure he was on the same page. Jeff Schenk met with Police Chief Arizzi and confirmed the event will operate the same as last year. The attached application outlines the responsibilities of Legacy in the license agreements. This application mirrors section 5 (Alcohol Sales, Service and Consumption) of the license agreement. Also attached is the letter from John LaFlamboy outlining their plan to sell alcohol as well as dates for the Haunted House.

Staff recommends the Board approve the annual application for alcohol use in the license area for Legacy Paintball LLC.

Motion made by Commissioner Paul Nobis, second by Commissioner Patrick Maier to approve the annual application for alcohol use in the license area for Legacy Paintball LLC.

A short discussion ensued with regards to the application and the monies received.

Roll call results were as follows:

Ayes: Jeff Rigoni, Donald Bauer, Max Woods, Paul Nobis, Patrick Maier

Nays: None

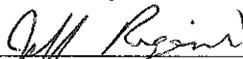
The Motion Was Duly Carried

Commissioner Bauer inquired about staff coverage at the outdoor pools for the remainder of the season and the banquet rentals at Prairie Bluff.

There being no further business to come before the Board, a motion made by Commissioner Paul Nobis, second by Commissioner Patrick Maier to adjourn at 7:56 p.m.

All Commissioners Present Voted "AYE".

The Motion Was Duly Carried.



Jeff Rigoni, President



Max Woods, Secretary